

A large, stylized graphic of a bird, possibly a swan or heron, in profile, facing right. The bird is rendered in shades of grey and white against a dark blue background. The neck and body are curved, and the beak is long and pointed.

FELLSIDE MANOR

ENDMOOR, KENDAL, LA8 0NY



STRONG • BEAUTIFUL



***STRONG.
BEAUTIFUL.***

***AS A PRIVATELY-OWNED
BUSINESS, WE GO TO
GREAT LENGTHS
TO CRAFT BEAUTIFUL,
WELL-BUILT HOMES.***

Homes that are not only strong in build, but in character too.

Story homes challenge the conventions of the mass-produced, standing apart from the crowd. There's all the features that make a Story home unique. The space we leave between each home, and footpaths that little bit wider, because that's what people need. Even our front doors are different colours. And the best combinations of bricks, render and stone are used, with considered design features at every turn.

With a brand new Story home, you will find there are no compromises on quality, no corners cut – just solid, beautiful homes.

**SOLIDLY BUILT WITH
QUALITY MATERIALS.**

High specification.
Added strength and character.

**BUILDING BEAUTIFUL HOMES
FOR OVER 30 YEARS.**

Pride in our homes.
Pride in our workforce.

**WE'LL GIVE YOU MORE
SPACE INSIDE & OUT.**

Well-proportioned living areas.
Set back off the road.

**DESIGNED
FOR LIFE.**

Unique modern features.
Effortlessly flowing spaces.

*WELCOME TO
FELLSIDE MANOR*



Image shown is for illustrative purposes only.

*A BEAUTIFUL COLLECTION OF 3, 4 & 5-BEDROOM HOMES,
FINISHED TO A PREMIUM SPECIFICATION. OUR HOMES
FEATURE ATTRACTIVE EXTERIORS, ADDING TO THE CHARM
OF THE AREA AND CREATING BEAUTIFUL STREET SCENES FOR
WHICH STORY HOMES IS RENOWNED.*

***PERFECTLY LOCATED. BEAUTIFUL COUNTRYSIDE.
EXCELLENT TRANSPORT LINKS. FELLSIDE MANOR REALLY
DOES HAVE IT ALL.***

The beautiful village of Endmoor is the perfect place to live, surrounded by countryside with both the Lake District and Yorkshire Dales national parks on its doorstep. The market town of Kendal has something for everyone and is only five miles away from Fellside Manor.

Endmoor has a vibrant community feel with your everyday needs catered for within the village with a shop, bakery, pub, school and community hall.

Nearby, Crooklands offers a place to socialise with the Crooklands Hotel with bar and 'Jules' restaurant. Within a short drive, you can be in the market town of Kendal, which is also known as the gateway to the Lakes. It is rich in history, holding the accolade of being one of the most important woollen textile centres in the country, and it is also famed for the popular Kendal Mint Cake.

Walking through the cobbled streets of the town centre is a delight, with high street names and brands sitting alongside the fantastic collection of specialist craft and market stalls making for a relaxing and enjoyable shopping experience. There's a

variety of supermarkets with Asda and Booths ideally located, and the town centre also boasts a great range of bars and restaurants offering good food and a friendly atmosphere. An array of festivals take place throughout the year including the Kendal International Street Arts Festival, Kendal Torchlight Carnival and Kendal Mountain Festival.

For the walkers and cyclists there are plenty of options around the area with a variety of routes to follow.

As you would expect from a sought-after area, there's a wide range of education facilities to choose from including St Patrick's C of E Primary School and Old Hutton C of E Primary School. The development is in the catchment area for Dallam and Kirkbie Kendal secondary schools, both with Sixth Form progression available.

Fellside Manor is perfectly positioned for commuters, with the M6 motorway linking you to the north and south of the country. Oxenholme train station is six minutes away and there is a bus service via the village from Kendal to Lancaster.



***AN ENVIABLE
LOCATION TO
CALL HOME***

STRONG
IN BUILD.
STRONG IN
CHARACTER.



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Of course, every home is unique. But with a new Story home, you'll discover some elements are shared. Like open-plan living areas that radiate light and space. Well-designed kitchens that deliver practicality and durability. Beautifully designed bathrooms and en-suites that take centre stage. And there's also bi-fold and French doors that come as standard, helping to create a seamless link between your home and garden.

What's more, when you buy a new Story home, you have the opportunity to personalise your home even further with our choices, upgrades and optional extras which can be incorporated seamlessly into your new home.

But it's not only our premium specification that's well considered. Our homes are built with sustainability in mind, with the aim of helping the environment and saving you money.

*A 4-bed detached Victorian house with some modern improvements has average yearly energy costs of £2,460. Whereas, the equivalent new build home that has been built to 2013 Building Regulations could have average yearly energy costs of £1,050, saving £1,410 per annum. SOURCE: new-homes.co.uk.

A new build is more economical to run than an older property. It uses less energy and produces significantly lower CO₂ emissions, meaning lower running costs, and a saving of up to £1,410 pa on a 4-bedroom detached new build property.* Energy saving features could include:

- High levels of thermal efficiency
- High quality kitchen appliances (majority of appliances)
- Dual flush toilets
- 100% energy efficient lighting

Each home at Fellside Manor is built with thermally-efficient building materials, and has a smart meter installed, so you can monitor your energy consumption. This, along with water-saving appliances and an airtight design, will give you all the benefits of a new build home.

YOUR NEW HOME IS CRAFTED USING THE BEST QUALITY MATERIALS AND A HIGH SPECIFICATION INCLUDED AS STANDARD.

		THE SPENCER	THE HARRISON	THE SANDERSON	THE WILSON	THE HEWSON	THE LAWSON	THE MASTERTON	THE CHARLTON
DOORS, JOINERY AND FINISHES	Cast stone/features	Cast stone & / or brick features to front elevations							
	Bi-fold/French doors	White French doors							
		-	■	■	■	-	■	-	■
		-	-	-	-	-	-	■	-
	External doors - front	Single cottage rectangle style obscure glaze coloured composite door with multi-point locking system (white finish inside)							
	External doors - rear	White half glaze style PVCu door with Cotswold obscure pattern and glazing with multi-point locking system							
	Internal doors	White Canterbury style 4-panel wood-grain finish doors with chrome lever door handle							
	Architrave and skirting boards	White MDF 69x19mm architrave and 119x19mm skirting							
	Staircase	White painted softwood spindles with oak newel post and handrail finished with clear varnish							
	Ceilings	White matt emulsion to all ceilings							
KITCHEN AND APPLIANCES	Walls	Jasmine white matt emulsion to all walls							
	Kitchen	Range of kitchens in a contemporary layout with matching panels, corners and plinths							
		▲	▲	▲	▲	▲	▲	▲	▲
		Alternative traditional kitchen design and layout with choice of complementing door styles all with matching panels, corners and plinths							
	Work surfaces and upstand	38mm laminate worktops							
		■	■	■	■	■	■	■	■
	Hob splashback	Glass splashback behind hob in grey							
	Lights to underside of kitchen wall units	Feature lighting to the underside of kitchen wall unit as per kitchen design							
	Sink	Polar white or stone grey Franke fragranite 1.5 bowl with mixer tap to main kitchen and Franke fragranite single bowl to utility area (where applicable)							
	Oven	AEG single oven							
		-	-	-	■	-	■	-	-
		-	■	■	-	■	-	■	■
	Hob	AEG 60cm induction hob							
	Cooker hood	90cm chimney hood							
		-	■	-	-	■	■	-	■
	Integrated dishwasher	AEG integrated dishwasher							
	Integrated fridge/freezer	AEG integrated 50/50 fridge freezer							
	Integrated washing machine	Electrolux integrated washing machine							

Markers indicate standard specification. The specification relates to the majority of plots and appliances and is dependent on housetype design. Please note that the interior design, fittings and furnishings that make up our show homes are not part of our standard specification. Story Homes reserve the right to amend the specification. Please check individual plot specification and build stage with Sales Executive, or see our specification guide.

■ Available as standard
▲ Available as an upgrade
- Not available

WE KNOW THE DIFFERENCE
IS IN THE DETAIL. ON EVERY LEVEL.

			THE SPENCER	THE HARRISON	THE SANDERSON	THE WILSON	THE HEWSON	THE LAWSON	THE MASTERTON	THE CHARLTON
BATHROOM AND SANITARY WARE	Bathroom basin	Free standing white basin and pedestal to bathroom/en-suite/cloakroom with chrome mixer tap	■	■	■	■	■	■	■	■
	WC	Free standing white WC suite with soft close toilet seat to bathroom, en-suite and cloakroom	■	■	■	■	■	■	■	■
	Bath	Double ended bath with centrally located chrome bath mixer tap and low-level shower hose/handset	■	■	■	■	■	■	■	■
	Showering cubicle to bathroom and en-suite	Separate shower cubicle with low-entry shower tray. Glazed shower screen and thermostatically controlled shower valve with dual handset – high level shower head and mid-height shower handle	■	■	■	■	■	■	■	■
	Wall tiles to bathroom	Full height tiles to all shower enclosures with feature tiling to the back wall. Full height feature tiles to back of bath wall with bath return walls in plain tiles. WC and basin walls to be half tiled	■	■	■	■	■	■	■	■
	Wall tiles to en-suite	Fully tiled walls to shower enclosure with feature tiles to the back wall enclosure. WC and basin walls to be half tiled	■	■	■	■	■	■	■	■
	Wall tiles to cloakroom	Splashback to wash basin	■	■	■	■	■	■	■	■
HEATING	Central heating	Full gas central heating Vaillant system – combi boiler	■	■	■	■	-	-	-	-
		Full gas central heating Vaillant system – system boiler with mains pressure hot water cylinder	-	-	-	-	■	■	■	■
		Single zone central heating system	■	-	-	-	-	-	-	-
		Dual zone central heating system	-	■	■	■	■	■	■	■
	Towel rails	Chrome towel warmer to bathroom and en-suite	■	■	■	■	■	■	■	■
ELECTRICAL	Electrical sockets/switch plates	White plastic electrical sockets/switch plates throughout	■	■	■	■	■	■	■	■
		USB sockets to kitchen x 1, lounge x 1 and master bedroom x 2 sockets	■	■	■	■	■	■	■	■
	BT/phone point	BT point to lounge (NB first point will be standard BT box)	■	■	■	■	■	■	■	■
	Media point	Media plate to lounge area and family room (where applicable) – including 2 double sockets, data and TV points. Please refer to electrical layout	■	■	■	■	■	■	■	■
	TV point	TV point to selected locations	■	■	■	■	■	■	■	■
	Cat 6 cabling	Cabling to two points which can be utilised to carry data to your TV or internet device	■	■	■	■	■	■	■	■
	Downlighters to kitchen and wet rooms	Brushed stainless steel LED downlighters to kitchen, bathroom and en-suite	■	■	■	■	■	■	■	■

			THE SPENCER	THE HARRISON	THE SANDERSON	THE WILSON	THE HEWSON	THE LAWSON	THE MASTERTON	THE CHARLTON
EXTERNAL WORKS	Fencing and gates	Feather edge boarded 1.8m high fence or wall with timber gate. Please refer to site layout	■	■	■	■	■	■	■	■
	Front garden	Turf to front, side and rear garden	■	■	■	■	■	■	■	■
	Outside tap	To be fitted on rear elevation kitchen window of property (where kitchen not on rear elevation, tap to be fitted in agreed location to rear/side of property in accordance with working drawings) and insulated accordingly	■	■	■	■	■	■	■	■
	Garages	Power and light to all integral and detached garages	-	■	■	■	■	■	■	■
	Garage door	Retractable style garage door finished in a range of colours. Please refer to site layout for details	-	■	■	■	■	■	■	■
	Paving	Buff textured concrete paving	■	■	■	■	■	■	■	■
	Driveway	Block paved driveway	■	■	■	■	■	■	■	■
	Doorbell	Bell push with transformer	■	■	■	■	■	■	■	■
	Burglar alarm	Mains wired burglar alarm	▲	■	■	■	■	■	■	■
	External lights	Black coach lamp	■	■	■	■	■	■	■	■

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- Available as standard
- ▲ Available as an upgrade
- Not available



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*OUR HOMES AT
FELLSIDE MANOR*

*FROM THEIR UNIQUE CHARACTER AND BEAUTY
TO THE SPACE WE LEAVE BETWEEN EACH ONE,
OUR HOMES OFFER INDIVIDUALITY THROUGHOUT.*



THE CHARLTON
5-bedroom detached house
Large integral garage



THE LAWSON
4-bedroom detached house
Integral single garage



THE WILSON
4-bedroom detached house
Detached single garage



THE HARRISON
4-bedroom detached house
Integral single garage



THE FRASER
3-bedroom semi-detached house
Driveway parking



THE MASTERTON
5-bedroom detached house
Integral double garage



THE HEWSON
4-bedroom detached house
Integral single garage



THE SANDERSON
4-bedroom detached house
Integral single garage



THE SPENCER
3-bedroom semi-detached house
Driveway parking

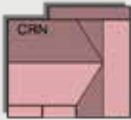


THE BAILEY
3-bedroom detached or linked house
Driveway parking

AFFORDABLE HOUSING

THE CHARLTON

5-bedroom detached house with a large integral garage
Total Floor Area: 177 sq m (1905 sq.ft.)



GROUND FLOOR

Lounge:	3675 x 5486	[12'-1" x 18'-0"]
Kitchen:	3668 x 3600	[12'-1" x 11'-10"]
Dining/family area:	3596 x 5425	[11'-10" x 17'-10"]
Study	2593 x 2484	[8'-6" x 8'-2"]



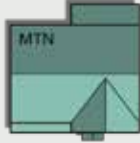
FIRST FLOOR

Master bedroom:	4393 x 4984	[14'-5" x 16'-4"]
Bedroom 2:	4405 x 2773	[14'-6" x 9'-1"]
Bedroom 3:	2515 x 4567	[8'-3" x 15'-0"]
Bedroom 4:	2529 x 3890	[8'-4" x 12'-9"]
Bedroom 5:	2801 x 3450	[9'-2" x 11'-4"]

Please note CGIs are for illustrative purposes only; external finishes such as roof tile colours, brick, stone, render and landscaping vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Dimensions are for guidance only and all measurements and areas may vary during construction. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and do not form any part of your contract. Please speak to a member of the sales team for plot specific information.

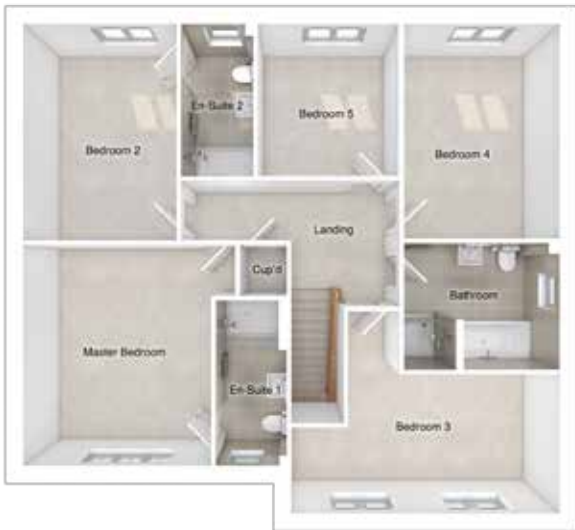
THE MASTERTON

5-bedroom detached house with an integral double garage
Total Floor Area: 168 sq m (1803 sq.ft.)



GROUND FLOOR

Lounge:	4912 x 3962	[16'-2" x 13'-0"]
Kitchen/family area:	5068 x 4681	[16'-8" x 15'-4"]
Dining:	2865 x 3206	[9'-5" x 10'-6"]



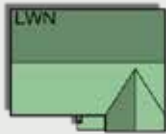
FIRST FLOOR

Master bedroom:	4001 x 4162	[13'-2" x 13'-8"]
Bedroom 2:	2896 x 4080	[9'-6" x 13'-5"]
Bedroom 3:	5066 x 3813	[16'-8" x 12'-6"]
Bedroom 4:	2939 x 4044	[9'-8" x 13'-3"]
Bedroom 5:	2817 x 2865	[9'-3" x 9'-5"]

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THE LAWSON

4-bedroom detached house with an integral single garage
Total Floor Area: 154 sq m (1660 sq.ft.)



GROUND FLOOR

Kitchen:	3701 x 3572	[12'-2" x 11'-9"]
Dining:	3774 x 3572	[12'-5" x 11'-9"]
Family area:	2457 x 1804	[8'-1" x 5'-11"]
Lounge:	3605 x 5171	[11'-10" x 17'-0"]



FIRST FLOOR

Master bedroom:	3605 x 5732	[11'-10" x 18'-10"]
Bedroom 2:	3586 x 3072	[11'-9" x 10'-1"]
Bedroom 3:	2792 x 4167	[9'-2" x 13'-8"]
Bedroom 4:	2773 x 3400	[9'-1" x 11'-2"]

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THE HEWSON

4-bedroom detached house with an integral single garage
Total Floor Area: 145 sq m (1561 sq.ft.)



GROUND FLOOR

Lounge:	3380 x 4366	[11'-1" x 14'-4"]
Kitchen:	2925 x 3296	[9'-7" x 10'-10"]
Dining:	2593 x 4507	[8'-6" x 14'-10"]
Family area:	3037 x 3296	[10'-0" x 10'-10"]



FIRST FLOOR

Master bedroom:	4412 x 5634	[14'-6" x 18'-6"]
Bedroom 2:	3367 x 3845	[11'-1" x 12'-7"]
Bedroom 3:	3809 x 2800	[12'-6" x 9'-2"]
Bedroom 4:	2929 x 4005	[9'-7" x 13'-2"]

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THE WILSON

4-bedroom detached house with a detached single garage
Total Floor Area: 132 sq m (1425 sq.ft.)



THE SANDERSON

4-bedroom detached house with an integral single garage
Total Floor Area: 131 sq m (1412 sq.ft.)



GROUND FLOOR

Lounge:	3693 x 5012	[12'-1" x 16'-5"]
Kitchen:	3200 x 3230	[10'-6" x 10'-7"]
Dining/family area:	6063 x 3300	[19'-11" x 10'-10"]

FIRST FLOOR

Master bedroom:	3896 x 3605	[12'-10" x 11'-10"]
Bedroom 2:	3237 x 3605	[10'-8" x 11'-10"]
Bedroom 3:	3795 x 2837	[12'-6" x 9'-4"]
Bedroom 4:	3192 x 2837	[10'-6" x 9'-4"]



GROUND FLOOR

Lounge:	3605 x 4529	[11'-10" x 14'-10"]
Kitchen:	3268 x 3833	[10'-9" x 12'-7"]
Dining/family area:	4389 x 3050	[14'-5" x 10'-0"]

FIRST FLOOR

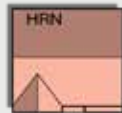
Master bedroom:	3492 x 4591	[11'-6" x 15'-1"]
Bedroom 2:	2802 x 4219	[9'-2" x 13'-10"]
Bedroom 3:	2802 x 4136	[9'-2" x 13'-7"]
Bedroom 4:	2365 x 3015	[7'-9" x 9'-11"]

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THE HARRISON

4-bedroom detached house with an integral single garage
Total Floor Area: 126 sq m (1356 sq.ft.)



GROUND FLOOR

Lounge:	3380 x 4536	[11'-1" x 14'-11"]
Kitchen:	3380 x 3869	[11'-1" x 12'-8"]
Dining/family area:	4950 x 3169	[16'-3" x 10'-5"]



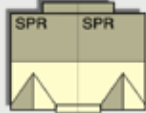
FIRST FLOOR

Master bedroom:	3380 x 4611	[11'-1" x 15'-2"]
Bedroom 2:	3282 x 3856	[10'-9" x 12'-8"]
Bedroom 3:	2542 x 4478	[8'-4" x 14'-8"]
Bedroom 4:	2728 x 3427	[8'-11" x 11'-3"]

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THE SPENCER

3-bedroom semi-detached house with driveway parking
Total Floor Area: 89 sq m (960 sq.ft.)



GROUND FLOOR

Lounge:	3105 x 5480	[10'-2" x 18'-0"]
Kitchen/dining:	2525 x 3774	[8'-3" x 12'-5"]
Family area:	2700 x 2762	[8'-10" x 9'-1"]



FIRST FLOOR

Master bedroom:	3105 x 3806	[10'-2" x 12'-6"]
Bedroom 2:	2739 x 3248	[9'-0" x 10'-8"]
Bedroom 3:	2398 x 2245	[7'-10" x 7'-4"]

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STORY HOMES HAS BEEN BUILDING BEAUTIFUL HOMES
FOR OVER 30 YEARS ACROSS CUMBRIA, THE NORTH WEST,
NORTH EAST AND SOUTHERN SCOTLAND.

FOUNDED
IN 1987



Our mission is to design and build quality homes that people aspire to live in. Homes designed for life, that are strong in both build and character.

We have been successfully building high quality homes that stand out from the crowd for over thirty years. We would not be where we are today without our people, our craftsmen, our suppliers, our charities and, of course, our customers.

Our passion, commitment and enthusiasm drives our 'can do' attitude to be the best. We are one team, working together to 'do it right', and our exceptional quality and attention to detail runs through everything we do.



***WE ARE PASSIONATE ABOUT BUILDING HOMES
THAT WE ARE PROUD TO PUT OUR NAME TO.***

Customer satisfaction has always been one of our key strengths, and we regularly receive superb feedback from our customers which we use to help us make continuous improvements to our homes and our after-sales service.

TAKING CARE OF YOU

Our reputation is firmly built on the quality of our exceptional homes and our high standards of customer service. Before you move in, you'll be given a comprehensive 'Home Information File' that explains everything about your new home and what you can expect from our Customer Aftercare team.

You will also receive a home demonstration from your Site Manager, who will answer any questions you might have about your new Story home. Your Site Manager and your Sales Executive will become your main points of contact in the first few weeks of owning your brand new home.

GOING THE EXTRA MILE

We pride ourselves on providing a friendly, easily accessible, knowledgeable and efficient service for our customers. And as well as care and support from our Sales team during your purchase, our local and dedicated team of advisors and technicians will also be here to take care of you after you have moved in.



Your Site Manager will contact you in the days following completion, and then again during the first few weeks you are in your home. This is to ensure everything is as you would expect your new Story home to be.

Our Customer Aftercare team will call you directly to introduce themselves. We provide dedicated and responsive aftercare for two years after buying your Story home, in addition to your 10-year build warranty, so you can rest assured you are in safe, professional hands with us.

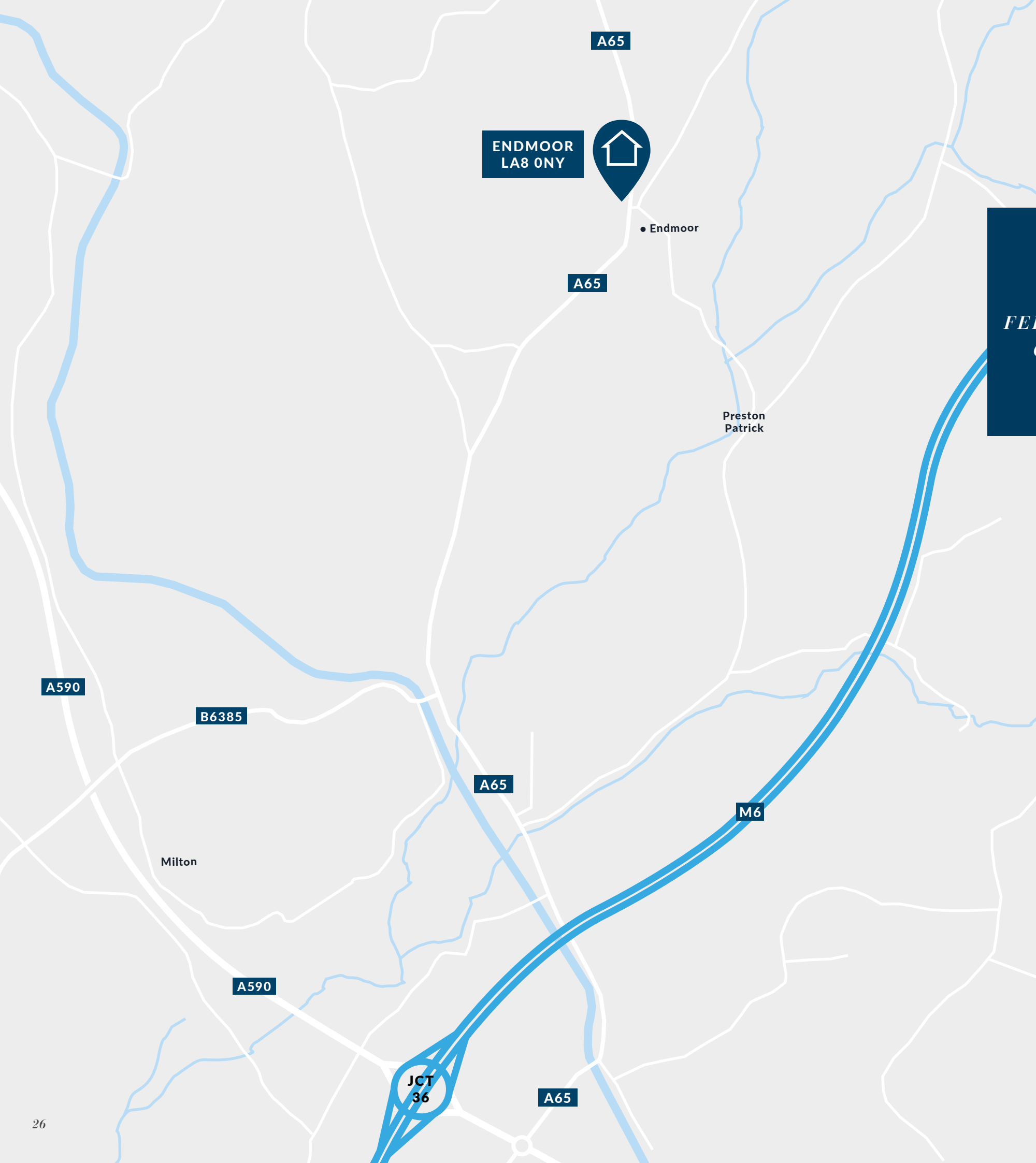
The Consumer Code for Home Builders was developed by the home-building industry and introduced in April 2010 to make the home buying process fairer and more transparent for purchasers. Find out more at www.consumercodeforhomebuilders.co.uk

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

***PRIDE IN
EVERYTHING
WE DO.***





ENDMOOR
LA8 0NY



• Endmoor

A65

A65

Preston
Patrick

A65

M6

A590

B6385

Milton

A590

JCT
36

A65

PUTTING FELLSIDE MANOR ON THE MAP

STAYING CLOSE BY, OR EXPLORING FURTHER.
YOU CAN EASILY EXPERIENCE EVERYTHING
THE AREA HAS TO OFFER.

AMENITIES



Endmoor Village Store	0.4 miles
Endmoor Bakery	0.4 miles
The Club Inn	0.4 miles
Crooklands Hotel	1.2 miles
Asda Kendal Superstore	3.8 miles
Booths Kendal	5.2 miles

TRAVEL



Kendal	5 miles
Lancaster	17 miles
Preston	37 miles
Carlisle	54 miles
Manchester	70 miles

ATTRACTIONS



Lakeland Maze Farm Park	2 miles
Levens Hall	5 miles
Sizergh Castle	16 miles
Lake Windermere	17 miles

SCHOOLS



St Patrick's C of E Primary School	0.5 miles
Crosscraze C of E Primary School	1.9 miles
Old Hutton C of E School	3.9 miles
Dallam School	4.0 miles
Kirkbie Kendal School	4.1 miles
Kendal College	4.5 miles

DIRECTIONS

Exit the M6 at Junction 36, at the roundabout, take the third exit onto the A590/A65. At the next roundabout, take the first exit for the A65 towards Crooklands/Endmoor. Continue on the A65 for 2.1 miles through Crooklands and you will come to Endmoor. As you come into Endmoor, Fellside Manor is on your right hand side.

Images shown are for illustrative purposes only. Story Homes has made every effort to ensure accuracy of information contained in this brochure, we reserve the right to amend and update the specification or layout without prior notification. The information contained herein is for guidance only and its accuracy is not guaranteed and does not constitute a contract, part of a contract or warranty.

Floorplans and dimensions are taken from architectural drawings and could vary during construction. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and do not form any part of your contract. Please speak to a member of the sales team for plot specific information. You should take appropriate advice to verify any information on which you wish to rely. FM/0121

FELLSIDE MANOR

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